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Contact Head Office

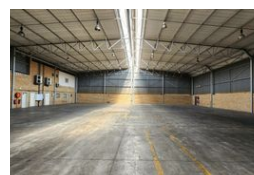
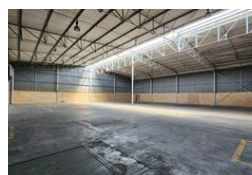
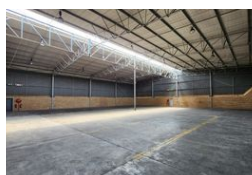
**010 0354431**

Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

1,235m<sup>2</sup> Warehouse To Let in Spartan



Web Ref CL13157



**R98,800 pm**

**Gross Monthly Rental** R98,800 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



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## A-Grade 1,235m<sup>2</sup> Industrial Warehouse in Spartan with Dock Leveler & Prime Access

Elevate your operations with this premium 1,235m<sup>2</sup> industrial warehouse, ideally situated in the sought-after Aeroport area of Spartan. Featuring great height, ample natural light, and dual access via an on-grade roller shutter and dock leveler, the space is tailored for seamless logistics, distribution, or light manufacturing. With 125 amps of three-phase power, this facility supports demanding industrial requirements with ease.

The double-volume office component includes a sleek reception, open-plan and private offices, a boardroom, and modern staff amenities, providing a polished, functional work environment. Ample parking and easy access to the N3, R21, R24, and O.R. Tambo International Airport make this a strategic choice for any forward-focused business. Don't miss this turnkey opportunity—contact

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	125

### Exterior

Covered Parking Bays	6
Open Parking Bays	10

### Sizes

Floor Size	1,235m <sup>2</sup>
Land Size	2,970m <sup>2</sup>
Building Height	8m



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